DAVID LEINSDORF
ATTORNEY AT LAW

Received
County Administration
7/14/15
4:12 pm

P.O. BOX 187, 215 ELK AVENUE
CRESTED BUTTE, CO 81224-0187
EMAIL: david81224@gmail.com

TELEPHONE: (970) 349-6111
FACSIMILE: (970) 349-6243

CBOE # 60

EXHIBIT A
Page 1 of 1

July 14, 2015

Gunnison County Board of Equalization
200 East Virginia Avenue
Gunnison, CO 81230

Hand Delivered

Re: Account Number R003110
Account Number R031582
Account Number R027256
Account Number R003413
Account Number R070767

Dear Paula, Phil and Jonathan,

With this letter I am delivering five Petitions to the County Board of Equalization. Please schedule these five appeals in sequence any afternoon except July 21.

Many thanks.

Best regards,

David Leinsdorf

DL/lms

Enclosures: 5 Petitions to County Board of Equalization with protest letters and authorizations

2015 REAL PROPERTY NOTICE OF DETERMINATION

Gunnison County
COLORADO

Kristy McFarland
Gunnison County Assessor
221 N Wisconsin St, Suite A
Gunnison, CO 81230

Date of Notice: June 30, 2015
Phone: (970) 641-1085
Fax: (970) 641-7920
Email: assessor@gunnisoncounty.org
Website: http://www.gunnisoncounty.org/assessor.html

Received
County Adminstration
7/14/15

CBOE #60

ACCOUNT NUMBER	TAX YEAR	TAX AREA	PARCEL NUMBER
R027256	2015	606	3177-000-01-013

AGENT	LEGAL DESCRIPTION
LEINSDORF, DAVID PO BOX 187 CRESTED BUTTE, CO 81224-0187 OWNER: HOPKINS LIVING TRUST	LOT 19 TRAPPERS CROSSING AT CRESTED BUTTE #567246

PROPERTY CLASSIFICATION	PROPERTY OWNER'S ESTIMATE OF VALUE	ASSESSOR'S VALUATION	
		ACTUAL VALUE PRIOR TO REVIEW	ACTUAL VALUE AFTER REVIEW
Residential		2,222,660	2,222,660
TOTALS		$2,222,660	$2,222,660

The Assessor has carefully studied all the available information, giving particular attention to the specifics included on your protest. The Assessor's determination of value after review is based on the following:

The actual value of the property is determined by appropriate consideration of the approaches to appraisal set forth in § 39-1-103(5)(a), C.R.S.

If you disagree with the Assessor's decision, you have the right to appeal to the County Board of Equalization for further consideration, § 39-8-106(1)(a), C.R.S.

The deadline for filing real property appeals is July 15.
The deadline for filing personal property appeals is July 20.

The Assessor establishes property values. The local taxing authorities (county, school district, city, fire protection, and other special districts) set mill levies. The mill levy requested by each taxing authority is based on a projected budget and the property tax revenue required to adequately fund the services it provides to its taxpayers. The local taxing authorities hold budget hearings in the fall. If you are concerned about mill levies, we recommend that you attend these budget hearings. Please refer to last year's tax bill or ask your Assessor for a listing of the local taxing authorities.

Please refer to the reverse side of this notice for additional information.

APPEAL PROCEDURES

County Board of Equalization Hearings will be held from July 1 through August 5 at Gunnison County Courthouse or Blackstock Government Center.

To appeal the Assessor's decision, complete the Petition to the County Board of Equalization shown below, and mail or deliver a copy of both sides of this form to:

Gunnison County Board of Equalization
200 E Virginia Ave
Gunnison, CO 81230
(970) 641-0248

Received
County Adminstration
7/14/15

CBOE # 60

To preserve your appeal rights, your Petition to the County Board of Equalization must be postmarked or delivered on or before **July 15 for real property** and on or before **July 20 for personal property** – after such date, your right to appeal is lost. You may be required to prove that you filed a timely appeal; therefore, we recommend that all correspondence be mailed with proof of mailing.

You will be notified of the date and time scheduled for your hearing. The County Board of Equalization must mail a written decision to you within five business days following the date of the decision. The County Board of Equalization must conclude hearings and render decisions by August 5, § 39-8-107(2), C.R.S. If you do not receive a decision from the County Board of Equalization and you wish to continue your appeal, you must file an appeal with the Board of Assessment Appeals by September 12, § 39-2-125(1)(e), C.R.S.

If you are dissatisfied with the County Board of Equalization's decision and you wish to continue your appeal, you must appeal within 30 days of the date of the County Board's written decision to ONE of the following:

Board of Assessment Appeals
1313 Sherman Street, Room 315
Denver, CO 80203
(303) 866-5880
www.dola.colorado.gov/baa

District Court
Contact the District Court in the county where the property is located. See your local phone book for the address and telephone number.

Binding Arbitration
For a list of arbitrators, contact the County Commissioners at the address listed for the County Board of Equalization.

If the date for filing any report, schedule, claim, tax return, statement, remittance, or other document falls upon a Saturday, Sunday, or legal holiday, it shall be deemed to have been timely filed if filed on the next business day, § 39-1-120(3), C.R.S.

PETITION TO COUNTY BOARD OF EQUALIZATION

What is your estimate of the property's value as of June 30, 2014? (Your opinion of value in terms of a specific dollar amount is required for real property pursuant to § 39-8-106(1.5), C.R.S.)

$ 1,574,981

What is the basis for your estimate of value or your reason for requesting a review? (Please attach additional sheets as necessary and any supporting documentation, i.e., comparable sales, rent roll, original installed cost, appraisal, etc.)

See attached May 20, 2015 letter with property owner's authorization addressed to Kristy McFarland.

ATTESTATION

I, the undersigned owner or agent* of the property identified above, affirm that the statements contained herein and on any attachments hereto are true and complete.

Signature: [signature]
Telephone Number: 970.349.6111
Date: 7/8/2015

*Attach letter of authorization signed by property owner.

DAVID LEINSDORF
ATTORNEY AT LAW

P.O. BOX 187, 215 ELK AVENUE
CRESTED BUTTE, CO 81224-0187
EMAIL: david81224@gmail.com

TELEPHONE: (970) 349-6111
FACSIMILE: (970) 349-6243

July 17, 2015

Ms. Kristy McFarland
Gunnison County Assessor
Blackstock Government Center
221 N. Wisconsin Street, Suite A
Gunnison, CO 81230

Hand Delivered

Re: Schedule Number R027256
Lot 19, Trappers Crossing at Crested Butte
Hopkins Living Trust
BOEQ #60

Dear Kristy,

Enclosed are the Petition to the Board of Equalization together with my May 20, 2015 letter to you supporting the owner's requested valuation. Within three working days, please email to me all data supporting your valuation.

If you have any questions about or want to discuss this request, let me know.

Many thanks.

Best regards,

David Leinsdorf

DL/lms

Enclosures: Petition to the Board of Equalization
May 20, 2015 letter

cc w/enc: Gunnison County Board of Equalization
Jim Hopkins

Received
County Adminstration
7/14/15

DAVID LEINSDORF
ATTORNEY AT LAW

P.O. BOX 187, 215 ELK AVENUE
CRESTED BUTTE, CO 81224-0187
EMAIL: david81224@gmail.com

TELEPHONE: (970) 349-6111
FACSIMILE: (970) 349-6243

CBOE # 60

EXHIBIT B
Page 1 of 3

May 20, 2015

Ms. Kristy McFarland
Gunnison County Assessor
Blackstock Government Center
221 N. Wisconsin Street, Suite A
Gunnison, CO 81230

By Email: assessor@gunnisoncounty.org and United States Mail

Re: Account Number R027256
Lot 19, Trappers Crossing at Crested Butte

Dear Kristy,

Enclosed is an email from Jim Hopkins on behalf of the Hopkins Living Trust authorizing me to file this protest. For the reasons outlined below, we request that you reduce the Current Year Actual Value to $1,574,981.

Construction Quality Guidelines.

Attached are sheets on which Jim Hopkins identified the "Good" and "Very Good" Construction Quality features in his 23 year old home, which has never been renovated. Those sheets compel the conclusion that Construction Quality of the Hopkins home should be reclassified from "Very Good" to "Good".

Replacing the "Very Good" 2.0 multiplier with the 1.35 "Good" multiplier yields a Building Value of $1,345,181. Adding that figure to the $229,800 Land Value totals $1,574,981, our requested Total Actual Value.

Sales Study.

Of the five Trappers Crossing single family residences in the Assessor's sales study, not one is in Trappers Crossing at Crested Butte where the Hopkins property is located. Nonetheless, Building Valuations of the Trappers properties in the sales study support our requested valuation.

Account Number R031718, Lot 3, Trappers Crossing at Wildcat Phase II, has a "Very Good" Quality of Construction and an "Average" Exterior Condition, like the Hopkins home. However, its Building Value, $287/sf, is 21% below the $364/sf assigned to the Hopkins home.

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County Adminstration
7/14/15

Account Number R030325, Lot 28, Trappers Crossing at Wildcat, classified with the "Good" Quality of Construction and "Average" Exterior Condition that the Hopkins are requesting, has a Building Value of $202/sf. That figure is 18% below the $246/sf that the Hopkins are requesting.

CBOE # 60
EXHIBIT B
Page 2 of 3

Conclusion.

Our requested $1,574,981 Total Actual Value is supported by the Assessor's sales study as well as by the Construction Quality guidelines.

If you have any questions or require any additional information, please let me know.

Many thanks for your consideration.

Best regards,

David Leinsdorf

DL/lms

Enclosure: Email authorization
"Good" and "Very Good" Construction Quality features

xc w/encls.: Jim Hopkins

Received
County Adminstration
7/14/15

David Leinsdorf <david81224@gmail.com>

CBOE #60

Msg from James Hopkins

James Hopkins <hopmeisters1@gmail.com> Tue, May 19, 2015 at 1:03 PM
To: David Leinsdorf <david81224@gmail.com>

EXHIBIT B
Page 3 of 3

David;

I am a trustee of the Hopkins Living Trust. The Hopkins Living Trust owns the property at 2780 Trappers Way (Trappers Crossing #19) in Crested Butte.

Please consider this email to be my authorization for you to represent the Hopkins Living Trust in our protest of the Gunnison County 2015 Real Property Notice of Valuation. We dispute this notice of valuation and appoint you to represent us in this matter.

Thank You
James H Hopkins, Trustee
The Hopkins Living Trust

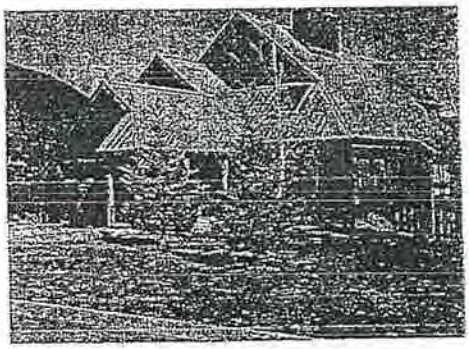
Received
County Administration
7/14/15

CBOE # 100

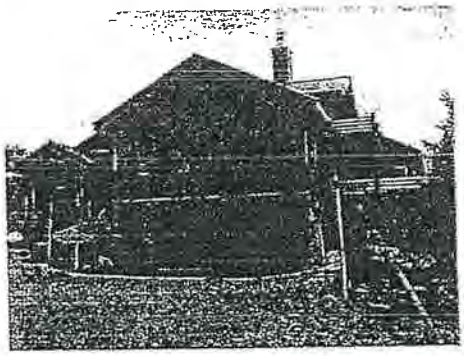
EXHIBIT C
Page 2 of 3

GOOD

like THIS



like THIS



Hopkins comments 5/18/15

Received
County Adminstration
2/14/15

CBOE #600

EXHIBIT C
Page 3 of 3

Very Good

Features found in a previous grade will carry over to subsequent grades.
This is a reference guide only. Use good judgment.

Residences of Very Good Quality are typically individually designed with attention given to interior refinements and detail.

Foundation	✓	Concrete
Exterior Walls	X	Custom Ornamentation
	X	Extensive Rock
	X	Square 2 x 12 Log boards with chinking
		Combination of Materials
	X	Turret
		Good Quality Custom Trim with Several Layers
Windows		Very Good Fenestration
		High Quality Double Pane or Triple Pane
	X	Custom Design, Multiple Shape and Sizes
Roof		Multiple Roof Lines With Elevations
	X	Copper Flashing, roofs, Gutters
		Multiple High quality Roof Materials are Typically Used
Interior Finish	X	Hardwood Paneling (cherry) Library/Office Walls
	X	Extensive Stone Walls
		High Quality Finishes
	✓	Solid Stone/Marble Slab counters
	X	Raised-Panel Solid Core Doors With Good Quality Hardware
		Extensive Amount of Cabinets
		Multiple Levels of Cabinets and Countertops Which May include Specialty Cabinets Items
		Built in Art Niches
	X	Extensive Trim Molding 6" – 12"'
	X	Custom Stairwells and Railings
	X	Built in Workstation, Desk, and or island
		High End/Multiple Appliances (sub-zero) warming ovens/wine coolers (Bosch, Thermador, Viking)
	X	Spacious Walk-in Closets or Wardrobes, Large Linen Storage Closets (Ample Interior Storage)
Floors & Floor Covering	X	High Quality Carpet
	X	In Laid Floors
	X	Stone, Marble
Electrical	✓	Exceeds Current Code
	✓	Core Lighting Under Cabinets
	X	Directional Lighting and High Quality Fixtures
Plumbing		Numerous, Customized
	X	Architecturally Designed
		Baths and Other Areas With Custom Plumbing Fixtures
Heating	X	Multiple Systems
Garage		Ornamentation with Custom Doors
	✓	Pedestrian Door
Misc.Extras	X	Wine Cellars
	X	Theater Room
	X	Sauna/Lap Pools/Spa Rooms
	X	Extensive Built-ins (Closet Organizers)
	X	Multiple Utility/Laundry Rooms
	X	Outdoor Living Areas with Kitchens and Fire pits
	X	Water Features in and out
	X	Extensive Landscaping
	X	Elevator/Dumbwaiter

Gunnison County
COLORADO

Gunnison County Administration
Phone: (970) 641–0248 · Fax: (970) 641–3061
www.GunnisonCounty.org

July 17, 2015

CBOE #60
Attn: David Leinsdorf
Hopkins Living Trust
PO Box 187
Crested Butte, CO 81224
david81224@gmail.com

Schedule Number: R027256
Parcel Number: 3177-000-01-013
Property Description: LOT 19 TRAPPERS CROSSING AT CRESTED BUTTE #567246

Dear Property Owner,

The Gunnison County Board of Equalization will hear your petition of protest on the valuation for assessment of your property on Wednesday July 29, 2015 at 3:15 pm. The hearing will be held in the Board of County Commissioners meeting room, located in the Courthouse at 200 E. Virginia Ave. Gunnison, CO 81230. Please read the following information carefully.

You may appear before the Board in person, via telephone conference call, appear with your representative, or have your representative appear on your behalf. **If you plan to be represented by someone other than yourself at your hearing, please submit a letter of agency signed by you** to Bre Shelton by email at bshelton@gunnisoncounty.org, or by fax at 970-641-3061. **Please contact Bre prior to the hearing date to make a special request for a phone conference, if needed.**

1. You may submit your case in written form and waive a personal appearance before the Board. If your information is submitted in this manner, the Board will make a determination after reviewing the petition, any written evidence that has been provided, and after allowing the Assessor to give testimony and submit exhibits.

2. Upon your written request to the Assessor's Office at 221 N Wisconsin Street, Gunnison Colorado 81230, phone number 970-641-1085, the Assessor is required to make available to you, three (3) working days after receiving the request, all data supporting the valuation. Your request must be accompanied by your information supporting your valuation. This disclosure does not prohibit the introduction of additional data at the hearing discovered as a result of the exchange of the information.

3. Please provide one copy of the documentation that you plan to submit at the hearing, AND any documentation that has been provided to the Assessor's Office, by 8:00 am, two (2) business days prior to the hearing date of Wednesday July 29, 2015 to permit the exhibits to be presented to the Board. Please bring, or have delivered, such documentation to the County Administration Office located at 200 E. Virginia Avenue, Gunnison, Colorado. This documentation may also be faxed to 970-641-3061, or email to bshelton@gunnisoncounty.org. **If you must bring additional documentation to the hearing, please bring five (5) copies of each document.**

4. Because of the volume of cases before the Board of Equalization, all hearings scheduled are final and cannot be rescheduled. Hearings will go before the board in your absence. The Board will carefully consider all data submitted. If you cannot attend the hearing scheduled for you above, please contact Bre Shelton at 970-641-7600.

Sincerely,

Bre Shelton
Clerk to the Board of Equalization

Gunnison County Administration
200 E. Virginia Ave.
Gunnison, CO 81230

U.S. POSTAGE
ZIP 81230
02 1W
0001368390

David Leinsdorf
PO BOX 187
Crested Butte, CO 81224